

1019 E 199th Street
2310-VS-25

Michelle and Samuel Kim, Owners
David Gilman, Presenter


Approval of a Variance of Development Standards

1. Legally establish an existing lot with less than the required frontage (163 feet) and lot area (2.07 acres).
2. Allow an accessory building to be used as a private tennis barn for the Owner's personal use that will not be open to the public and that will be larger and taller than the primary residence. (Agricultural Use Only).

1019 E 199th St

Propose Tennis Barn

Legend

 1019 E 199th St

Proposed
Tennis Barn
35 X 60 X 150

1019 E 199th St

E 199th St

Google Earth

Image Landsat / Copernicus

100 ft



EXHIBIT 3



STOEPPELWERTH
ALWAYS ON

7905 East 104th Street, Fishers, IN 46038-2505
phone: 317.849.5925 fax: 317.849.5942

JOB ID 106854HOS

CONTROL# 106854HOS

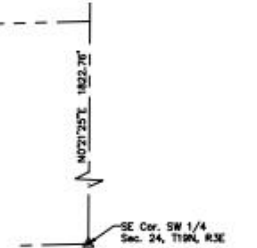
House

199th Street

Garage

Approx 360 feet

New Tennis Barn



1019 E. 199TH STREET
WESTFIELD, IN 46074

1" = 50'

LOT AREA: 2.70 AC±

ZONING: AG-SF1

80' MINIMUM FRONT YARD

30' MINIMUM REAR YARD

30' MINIMUM SIDE YARD

PERIMETER DRAIN

WATER LATERAL



David J. Stoeppelwerth

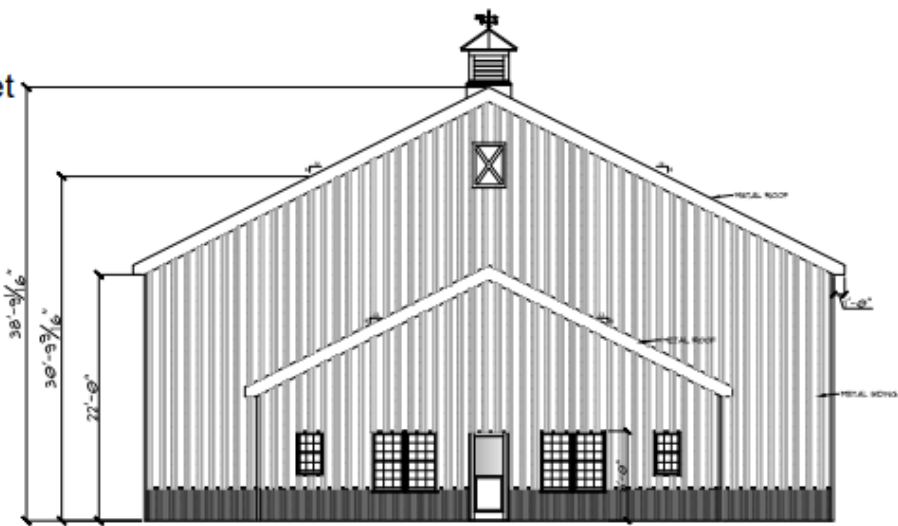
NOTE: THIS DRAWING IS FOR PERMITTING PURPOSES ONLY AND NOT
INTENDED TO BE REPRESENTED AS A SURVEYING DRAWING.
ORIGINAL SURVEY DATA REPORT USE SURVEY OR A SURVEY
LOCATION REPORT OR SET CORNER TOP OF PROPERTY MONUMENT
ASSIGNMENT. NO MONUMENT CORNERS HAVE BEEN SET AND
THEREFORE NO LIABILITY WILL BE FORMED FOR THE USE OF THIS
DATA FOR CONSTRUCTION OF NEW IMPROVEMENTS INCLUDING PERMITS.

01/07/23 LAF



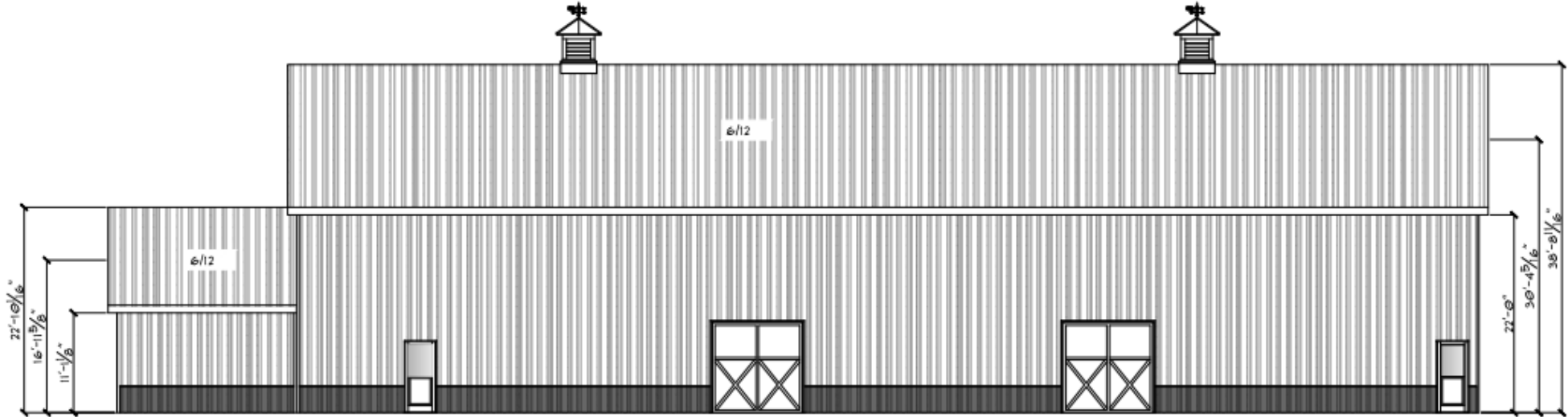
EXHIBIT 4

35 Feet



FRONT ELEVATION

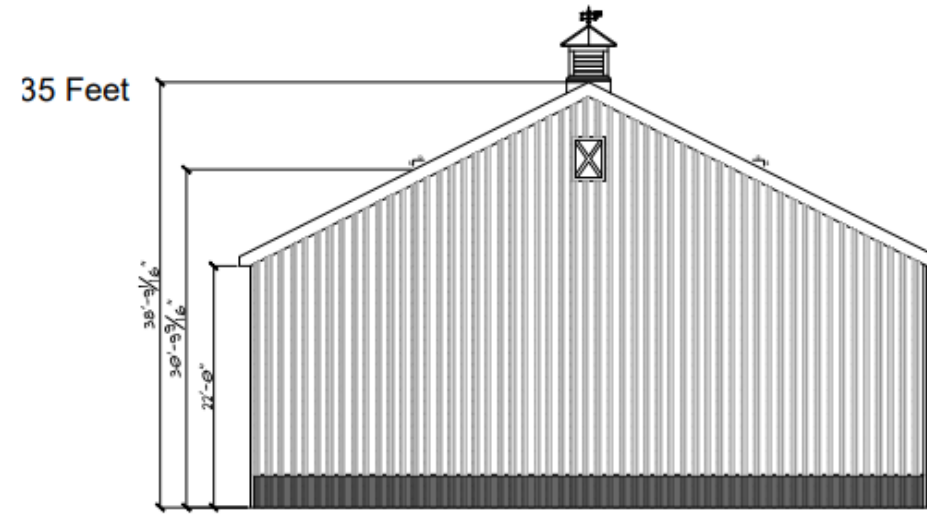
SCALE: 3/16" = 1'-0"



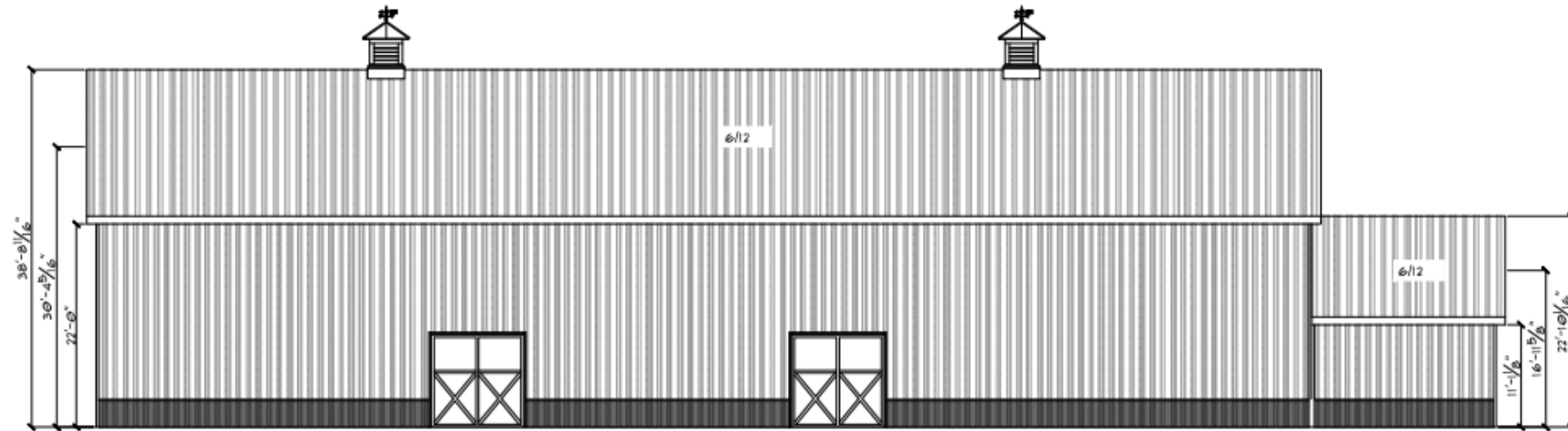
RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

EXHIBIT 4

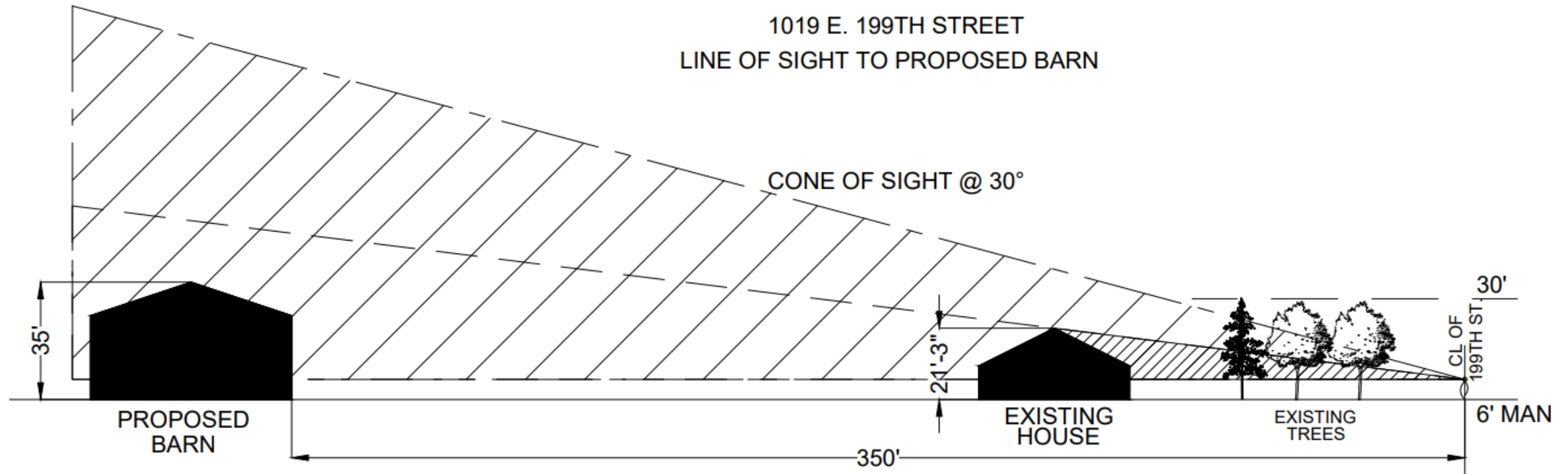


REAR ELEVATION
SCALE: $3/16" = 1'-0"$



LEFT ELEVATION
SCALE: $3/16" = 1'-0"$



1019 E. 199TH STREET
LINE OF SIGHT TO PROPOSED BARN



1019 Distance to Tennis Barn

360 feet to 199th Street + 350 feet to Proposed Barn

Legend

-  1019 E 199th St
-  1910_Distance from Neighbor House 2



PROPOSED CONDITIONS FOR THE VARIANCE

1019 E 199th Street

2310-VS-25

1. The private tennis facility use shall operate in substantial compliance with the Site Plan (Exhibit 3) and Architectural Drawings (Exhibit 4).
2. That the private tennis facility be used in a manner so that commercialization or general public use shall be prohibited and only be used in a private manner.
3. The barn shall not be separated from the parent tract, sold, or leased to a third party.
4. The height of the barn shall not exceed 35 feet at the ridgeline.
5. That the Petitioner record an acknowledgement of this approval with the Hamilton County Recorder's Office and return a copy of the recorded instrument to the Community Development Department.

CHATHAM HILLS NEIGHBORS SUPPORT LETTER

Re: 1019 E 199th St Variance



LEWIS MIKE <mel7726@sbcglobal.net>

To davidgilman78@gmail.com

↩ Reply

↩ Reply All

→ Forward

...

Tue 10/10/2023 10:07 AM

 This message has been replied to or forwarded.

David-

Thank you for providing these drawings. They certainly help ease my mind as to our inability to see the proposed structure from our backyard. With these drawings and the previous commitments that you have made as to deed restrictions, my wife and I will agree to support your client's variance motion for the tennis facility. Again, thank you for all of your help in this matter.

Mike and Lori Lewis

On Monday, October 9, 2023 at 12:40:39 PM EDT, <davidgilman78@gmail.com> wrote:

Mike:

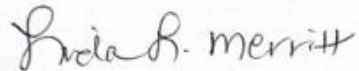
ADJACENT NEIGHBORS TO WEST AND EAST IN SUPPORT

September 13, 2023

To Whom It May Concern:

I am the property owner next door to Sam and Shelley Kim and have no problem with the erection of a barn in their back field.

Sincerely,



Linda L Merritt

1031 E. 199th Street

Westfield, IN 46074

317.459.6006

Matthew McWhorter
1007 E199th St
Westfield, IN 46074

9/13/2023

I Matthew McWhorter support my neighbor the Kim's desire for a barn on their property at 1019 E 199th St in Westfield.

Sincerely
Matthew McWhorter

